

EXCLUSIVE 3-BED VILLA- A HIGH QUALITY BUILDING PROJECT WITH PRIVATE POOL CLOSE TO KOLYMBARI



**REF:
YHOC-235**



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**PRICE:
€680,000**

HOUSE SIZE: 181,95m²

LAND SIZE: 500m²

Exclusive stone-built, three-bedroom/three-bathroom villa building project with private pool for sale - €680,000

An exceptional property in the sought after village of Afrata, close to the small fishing town of Kolimbari. This two-storey property will be built on its own plot, has views across the Afrata Gorge and the sea and is surrounded by greenery and olive groves.

For lovers of a less busy environment and typical Cretan village life, this lovely high-quality building is just what you are looking for.

Afrata Dimitra is an **exquisite building project** that harmoniously blends luxurious modern living with the natural beauty of its natural surroundings.

INTERIOR

The ground floor consists of an open plan living/dining/kitchen area, one double bedroom, a separate shower room and a storage space under the stairs.

The top floor offers two double bedrooms, each with an en-suite shower room. One room has a private balcony with an open pergola and a small office. The master bedroom balcony is provided with big, covered pergola offering much needed shade during the summer months.

The living spaces are carefully laid out to create an open and airy ambiance, blending with the outdoor environment. The well-appointed kitchen and dining area provide a perfect space for entertainment, while the spacious lounge offers residents comfort and space.

Big sliding patio doors are included, offering views and a constant flux of light in every room.

The house is equipped with a heat pump for heating and cooling throughout the property. Heating and cooling will be one combined system. In the living/dining open space there will be ceiling cassettes hidden in the false ceiling, while in the bedrooms there will be floor fan coils. The bathrooms will be provided with wall-mounted units.

All windows are double-glazed, equipped with fly screens and electric shutters will be provided. The kitchen will be fully built but does not include electrical appliances (the installation will be prepared so that they can be built-in, just like in the 3D's).

The house will be stone built with thick massive stone walls, thus keeping the house cool during the summer and warm in the winter months.

The excavation works will start in September 2025. The future owner will of course have the choice of the interior decoration, choose tiles, colors of the woodwork inside, choose the bathroom accessories, fixtures and fittings etc.

With extensive experience in designing modern homes with stunning details and high-quality, this home is uniquely tailored to your taste and requirements.

This property ticks many boxes and can be used as a private home-away-from-home or can be rented out thus providing a lucrative income for the future owner.

EXTERIOR

The entire plot will be walled and landscaped. The outside areas have pergolas and different sitting places. The stone-built BBQ area is covered and there is also an outdoor fireplace - the

perfect place to enjoy the greenery and the view to the sea while relaxing with a glass of wine.

Steps lead from the road to the plot and a ramp leads to the private covered parking area. An 8m² storage room will be built behind main building, convenient to store your outdoor furniture and garden tools.

The 28m² **private infinity pool** is secured with an aluminum banister and has a depth of 1m40 throughout.

The garden is landscaped and easy to maintain. Stone paved areas give it a neat appearance and easy to maintain.

THE AREA

The villa is located in the village of Afrata, at just a 5 minutes' drive from the beach. The village has its 2 tavernas serving really good food, known by the locals and people from afar, a mini market, a bus service to Kolimbari twice a day and the mobile shops (bread man and vegetable man).

The bigger village of Kolimbari has many amenities that include a bank, a post office, doctor, chemist, supermarkets, fish tavernas and a lovely harbour. The drive takes less than 10 minutes, and Hania International Airport is a mere 40-minute drive.

The information provided on this website is indicative and serves the purpose of giving a general impression of the quality of the fixtures and fittings that are available in this project. All images, artists' impressions, layouts and specifications should be considered as for guidance only. As the development progresses, changes may become necessary, and the developer reserves the right to make such changes after discussing them with the client.

A UNIQUE OPPORTUNITY, DON'T MISS IT!!!!

FEATURES

- Landscaped garden
- Private driveway and carport
- Outside BBQ with fireplace
- Pergolas,
- Heating/cooling with heat pump
- Rust colour aluminium double glazed windows with fly screens and shutters.
- Solar panel
- Separate outdoor storage area.
- Built in wardrobes
- Ceiling fans
- Reserve water tank
- Walled plot

